

**CITY OF EL PASO, TEXAS  
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Planning, Research & Development

**AGENDA DATE:** Introduction – February 1, 2005  
Public Hearing – February 22, 2005

**CONTACT PERSON/PHONE:** Jorge E. Rousselin, 541-4723

**DISTRICT(S) AFFECTED:** 4

**SUBJECT:**

An Ordinance changing the zoning of A Portion of WFF Industries Park Unit One, Replats A&B and a Portion of WFF Industries Park Unit Two, El Paso, El Paso County, Texas, from M-1 (Light Manufacturing) to R-5 (Residential). The penalty being as provided in Chapter 20.68 of the El Paso Municipal Code. Applicant: Geode Limited Partnership. ZON04-00133. **(District 4)**

**BACKGROUND / DISCUSSION:**

See attached staff report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation with Conditions  
City Plan Commission (CPC) – Approval Recommendation

**\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\***

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** George Sarmiento, AICP

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF A PORTION OF WFF INDUSTRIES PARK UNIT ONE, REPLATS A&B AND A PORTION OF WFF INDUSTRIES PARK UNIT TWO, EL PASO, EL PASO COUNTY, TEXAS FROM M-1 (LIGHT MANUFACTURING) TO R-5 (RESIDENTIAL). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

That the zoning of a *portion of WFF Industries Park Unit One, Replats A&B and a portion of WFF Industries Park Unit Two, El Paso, El Paso County, Texas, as more particularly described by metes and bounds in the attached and incorporated Exhibits "A" & "B"* be changed from **M-1 (Light Manufacturing)** to **R-5 (Residential)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

**PASSED AND APPROVED** this \_\_\_\_\_ day of **February 2005**.

**THE CITY OF EL PASO**

\_\_\_\_\_  
Joe Wardy  
Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Jorge E. Rousselin, Urban Planner  
Planning, Research & Development

\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Matt Watson, Assistant City Attorney

ATCON ENGINEERING  
A 68.552 ACRE PARCEL  
BEING A PORTION OF WFF INDUSTRIES PARK UNIT ONE  
REPLATS A & B AND A PORTION OF WFF INDUSTRIES PARK UNIT 2  
SEPTEMBER 20, 2004

PROPERTY DESCRIPTION

DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF WFF INDUSTRIES PARK UNIT ONE  
REPLATS A & B AND A PORTION OF WFF INDUSTRIES PARK UNIT 2, CITY OF EL PASO, EL PASO  
COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN EXISTING CITY MONUMENT LOCATED AT THE  
INTERSECTION OF RAILROAD DRIVE AND FARAH DRIVE, THENCE, SOUTH 28°26'00" WEST A  
DISTANCE OF 330.01 FEET ALONG THE CENTERLINE OF RAILROAD DRIVE TO A POINT; THENCE,  
NORTH 61°34'00" WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY  
LINE OF RAILROAD DRIVE, AND THE **POINT OF BEGINNING** FOR THE PARCEL OF LAND  
DESCRIBED HEREIN;

THENCE, SOUTH 28°26'00" WEST A DISTANCE OF 834.99 FEET ALONG SAID RIGHT-OF-WAY LINE TO  
A POINT FOR A CORNER OF THIS PARCEL;

THENCE, NORTH 61°34'00" WEST A DISTANCE OF 275.00 FEET TO A POINT FOR A CORNER OF THIS  
PARCEL;

THENCE, NORTH 28°26'00" EAST A DISTANCE OF 83.80 FEET TO A POINT FOR A CORNER OF THIS  
PARCEL;

THENCE, NORTH 61°34'00" WEST A DISTANCE OF 220.14 FEET TO A POINT FOR A CORNER OF THIS  
PARCEL;

THENCE, NORTH 01°04'49" WEST A DISTANCE OF 583.74 FEET TO A POINT FOR A CORNER OF THIS  
PARCEL;

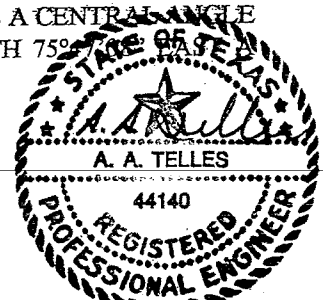
THENCE, 782.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A CENTRAL ANGLE  
OF 29°30'49", A RADIUS OF 1518.57 FEET AND A CHORD WHICH BEARS NORTH 13°40'36" EAST A  
DISTANCE OF 773.61 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

THENCE, NORTH 28°26'00" EAST A DISTANCE OF 2590.72 FEET TO A POINT FOR A CORNER OF THIS  
PARCEL;

THENCE, 322.57 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE  
OF 26°01'02", A RADIUS OF 710.38 FEET AND A CHORD WHICH BEARS NORTH 15°25'29" EAST A  
DISTANCE OF 319.81 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ANGORA  
LOOP SOUTH AND FOR A CORNER OF THIS PARCEL;

THENCE, NORTH 89°59'45" EAST A DISTANCE OF 541.01 FEET ALONG SAID RIGHT-OF-WAY LINE TO  
A POINT FOR A CORNER OF THIS PARCEL;

THENCE, 190.38 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A CENTRAL ANGLE  
OF 28°26'15", A RADIUS OF 383.58 FEET AND A CHORD WHICH BEARS SOUTH 75°00'00" EAST A  
DISTANCE OF 188.43 FEET TO A POINT FOR A CORNER OF THIS PARCEL;



ATCON ENGINEERING  
A 68.552 ACRE PARCEL  
BEING A PORTION OF WFF INDUSTRIES PARK UNIT ONE  
REPLATS A & B AND A PORTION OF WFF INDUSTRIES PARK UNIT 2  
PAGE 2

THENCE, SOUTH 61°34'00" EAST A DISTANCE OF 373.36 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

THENCE, 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS SOUTH 16°34'00" EAST A DISTANCE OF 28.28 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF RAILROAD DRIVE AND FOR A CORNER OF THIS PARCEL;

THENCE, SOUTH 28°26'00" WEST A DISTANCE OF 1409.30 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT FOR A CORNER OF THIS PARCEL;

THENCE, 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS SOUTH 73°26'00" WEST A DISTANCE OF 28.28 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

THENCE, NORTH 61°34'00" WEST A DISTANCE OF 495.00 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

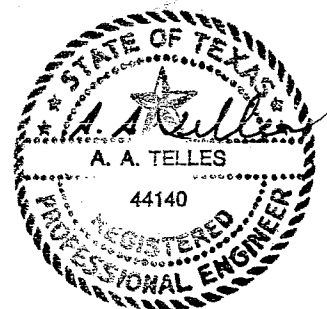
THENCE, SOUTH 28°26'00" WEST A DISTANCE OF 1864.57 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

THENCE, 623.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE OF 89°59'54", A RADIUS OF 397.24 FEET AND A CHORD WHICH BEARS SOUTH 16°33'57" EAST A DISTANCE OF 561.79 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

THENCE, SOUTH 61°34'00" EAST A DISTANCE OF 117.76 FEET TO THE POINT OF BEGINNING AND SAID PARCEL CONTAINING 2,986,123.71 SQUARE FEET OR 68.552 ACRES OF LAND MORE OR LESS.

NOTES:

1. A ZONING PLAT OF THE SAME DATE ACCOMPANIES THIS DESCRIPTION.
2. BEARINGS RECITED HEREIN ARE BASED ON THE FILED PLATS FOR WFF INDUSTRIES PARK UNIT ONE, REPLAT B AND WFF INDUSTRIES PARK UNIT 2.





SCALE 1"=500'

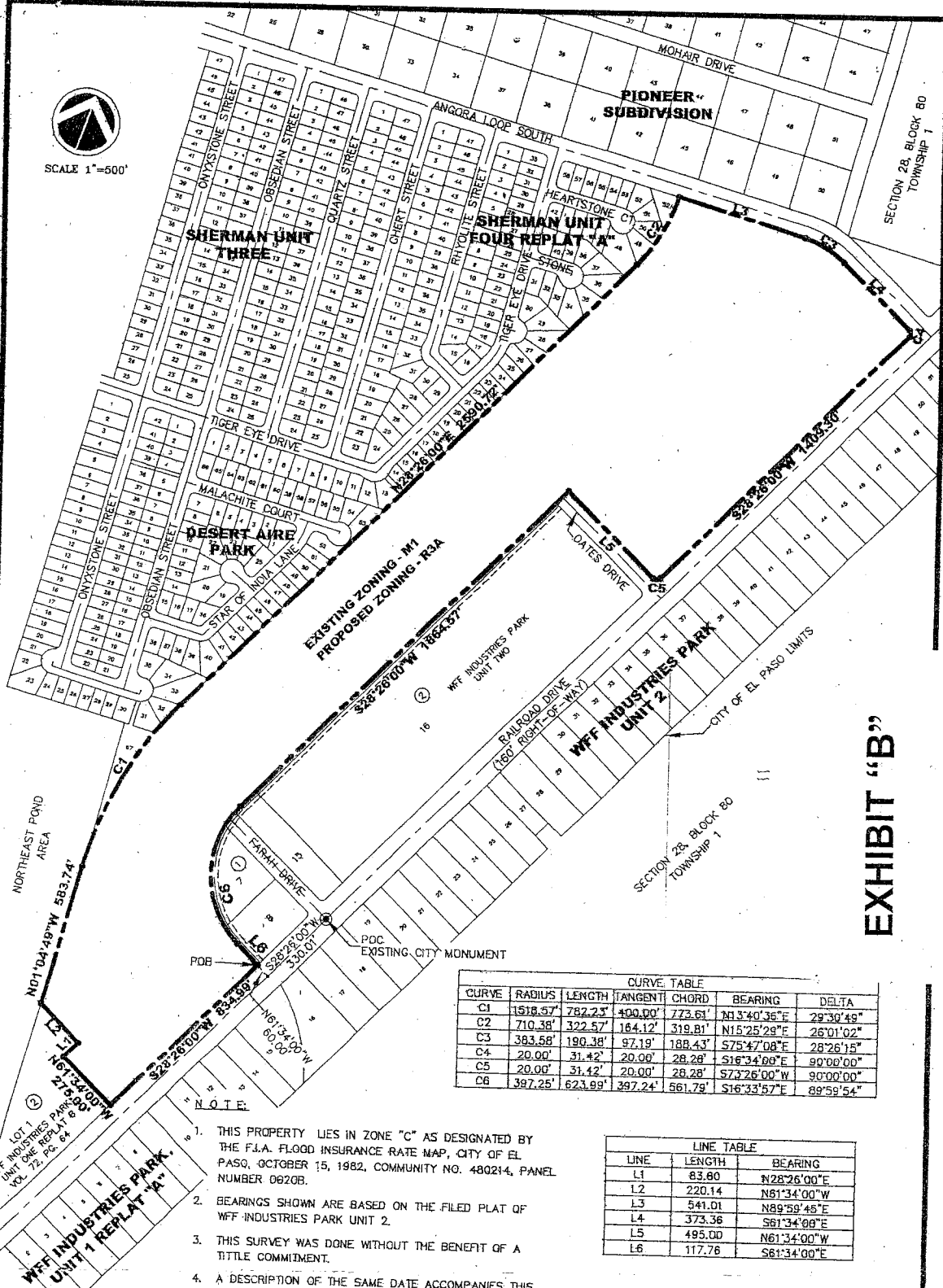


EXHIBIT "B"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1518.57'	782.23'	400.00'	773.61'	N33°40'36"E	29°30'49"
C2	710.38'	322.57'	164.12'	319.81'	N15°25'29"E	26°01'02"
C3	383.58'	190.38'	97.19'	188.43'	S75°47'08"E	28°26'15"
C4	20.00'	31.42'	20.00'	28.28'	S16°34'00"E	90°00'00"
C5	20.00'	31.42'	20.00'	28.28'	S73°26'00"W	90°00'00"
C6	397.25'	623.99'	397.24'	561.79'	S16°33'57"E	89°59'54"

LINE TABLE		
LINE	LENGTH	BEARING
L1	83.80	N28°26'00"E
L2	220.14	N61°34'00"W
L3	541.01	N89°59'45"E
L4	373.36	S61°34'00"E
L5	495.00	N61°34'00"W
L6	117.76	S61°34'00"E

- NOTE:
1. THIS PROPERTY LIES IN ZONE "C" AS DESIGNATED BY THE F.I.A. FLOOD INSURANCE RATE MAP, CITY OF EL PASO, OCTOBER 15, 1982, COMMUNITY NO. 480214, PANEL NUMBER 0820B.
  2. BEARINGS SHOWN ARE BASED ON THE FILED PLAT OF WFF INDUSTRIES PARK UNIT 2.
  3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
  4. A DESCRIPTION OF THE SAME DATE ACCOMPANIES THIS PLAT OF SURVEY.

**ATCON ENGINEERING**

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JOB #040429-72 ATCONENGINEERING@SBCGLOBAL.NET

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**ZONING PLAT**

BEING A PORTION OF WFF INDUSTRIES PARK UNIT ONE REPLAT A&B AND A PORTION OF WFF INDUSTRIES PARK UNIT 2, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 68.552 ACRES ±

Prepared by and under the supervision of:



DATE 09/20/04 SCALE: 1"=500' DRAWN BY A.B. REVISED

THIS PLAT IS NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE

**JOE WARDY**  
MAYOR

**JOYCE WILSON**  
CITY MANAGER



**GEORGE G. SARMIENTO, AICP**  
DIRECTOR

**PLANNING, RESEARCH &  
DEVELOPMENT DEPARTMENT**

January 24, 2005

***CITY COUNCIL***

**SUSAN AUSTIN**  
DISTRICT NO. 1

**ROBERT A. CUSHING, JR.**  
DISTRICT NO. 2

**JOSE ALEXANDRO LOZANO**  
DISTRICT NO. 3

**JOHN F. COOK**  
DISTRICT NO. 4

**PAUL J. ESCOBAR**  
DISTRICT NO. 6

**VIVIAN ROJAS**  
DISTRICT NO. 7

**ANTHONY W. COBOS**  
DISTRICT NO. 8

**TO:** The Honorable Mayor and City Council  
Ms. Joyce A. Wilson

**FROM:** Jorge E. Rousselin

**SUBJECT:** ZON04-00133

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The City Plan Commission (CPC), on January 13, 2005, voted **4 - 0** to recommend **APPROVAL** of the proposed rezoning from **M-1 (Light Manufacturing)** to **R-5 (Residential)**, concurring with Staff's recommendation.

The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; and that the proposed use is compatible with adjacent land uses.

There was **NO OPPOSITION** to this request.

## **STAFF REPORT**

**Rezoning Case:** ZON04-00133

**Property Owner(s):** Geode Limited Partnership

**Applicant(s):** Same

**Representative(s):** ATCON Engineering & Surveying

**Legal Description:** Portions of WFF Industries Park #1, Replats A&B and WFF Industries Park Unit #2

**Location:** Intersection of Railroad Drive and Angora Loop South

**Representative District:** # 4

**Area:** 68.551 Acres

**Present Zoning:** M-1 (Light Manufacturing)

**Present Use:** Vacant

**Proposed Zoning:** R-5 (Residential)

**Proposed Use:** Residential

**Recognized Neighborhood Associations Contacted:** Northeast Civic Association  
Northeast Healthy Communities

**Surrounding Land Uses:**

<b>North -</b>	M-1 (Light Manufacturing) / Industrial
<b>South -</b>	M-1 (Light Manufacturing) / Industrial
<b>East -</b>	M-1/sc (Light Manufacturing/special contract) / Industrial
<b>West-</b>	R-5 (Residential) / Residences

**Year 2025 Designation:** **Industrial** (Northeast Planning Area)

**CITY PLAN COMMISSION HEARING, January 13, 2005,  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

## **Zoning Case: ZON04-00133**

### **General Information:**

The applicant is requesting a rezoning from M-1 (Light Manufacturing) to R-5 (Residential) in order to permit residential development. The property is 68.551 acres in size and is currently vacant land. The proposed site plan shows 363 residential lots to be located on the site. Access is proposed via two (2) access points on Railroad Dr. and one Angora Loop South. There are no zoning conditions currently imposed on this property.

### **Information to the Commission:**

The Planning Department has received no calls or letters in support or opposition to this application.

### **Staff Recommendation:**

The Development Coordinating Committee (DCC) recommends **APPROVAL** of this request for rezoning from M-1 (Light Manufacturing) to R-5 (Residential) with the following condition(s).

*"That any two-story homes constructed adjacent to Railroad Dr. will require the installation of double pane windows on the second floor to mitigate potential noise pollution."*

The recommendation is based on the following:

**The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso "provide a wide range of housing types that respond to the needs of all economic segments of the community."

**The Year 2025 Projected General Land Use Map** for the **Northeast** Planning Area designates this property for **Industrial** land uses.

**R-5 (Residential) zoning** permits residential and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the R-5 (Residential) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will Residential be compatible with adjacent land uses?

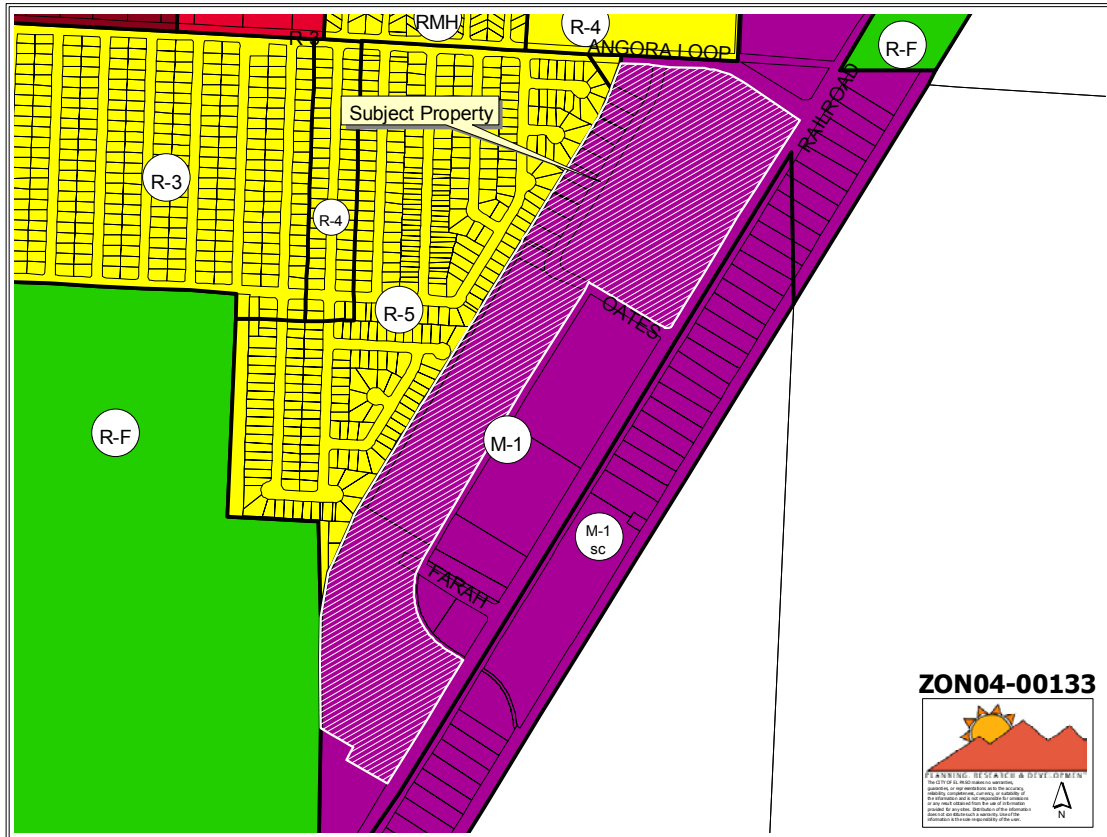
**Information To The Applicant:**

- Building Permits and Inspections Department, Zoning Division Notes:
  - Building Permits and Inspections does not object to the proposed **zone change**
- Engineering Department, Development Division Notes:
  - See attachment 1
- Engineering, Traffic Division Notes:
  - See attachment 2
- Fire Department Notes:
  - No comments submitted
- El Paso Water Utilities Notes:
  - No comments submitted
- Planning, Research and Development Department Notes:
  - The Planning, Research and Development has concerns on the potential impact on the proposed residential land uses adjacent to industrial development and recommends additional buffers along proposed lots abutting industrial development

**ATTACHMENT:** Location Map; Site Plan; Department Comments.

**NOTE TO THE PROPERTY OWNER:** CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE DEPARTMENT OF PLANNING AT (915) 541-4056.

## LOCATION MAP



## AERIAL



## SITE PLAN



DATE: **November 12, 2004**

ADDRESS: **SW corner of RR Dr. &**

PROPOSED USE: **Residential Subd.**

**CASE NO.: ZON04-00133 PROPOSED ZONE: R-3A**

**REQUEST: Rezoning from M-1 to R-3A**

**LEGAL DESCRIPTION: Portions of WFF Industries Park #1, Replats A&B and WFF Industries Park Unit #2.**

- ☐ 1. No comments
- ☒ 2. Must be submitted as a subdivision
- ☒ 3. Handicap accessible Sidewalks ✓ , Wheel-chair ramps ✓ will be required,
- ☒ 4. Grading plan and permit required.
- ☐ 5. Storm Water Pollution Prevention details required.
- ☒ 6. Storm Water Pollution Prevention plan and permit required.
- ☒ 7. Drainage plans must be approved by the City Engineer
- ☐ 8. On site ponding will be required.
- ☐ 9. Private pond is required.
- ☐ 10. No water runoff allowed unto \_\_\_\_\_
- ☐ 11. Additional R.O.W. required.
- ☒ 12. Additional Comments: Site location is **not** located within the Special Flood Hazard Area.  
Zone **C**, Panel **15 B**.

DISTRICT: 4

JOE WARDY  
MAYOR

**JOYCE WILSON**  
CITY MANAGER

**RICK CONNER**  
CITY ENGINEER



November 15, 2004

**ENGINEERING DEPARTMENT**

**CITY COUNCIL**

SUSAN AUSTIN  
DISTRICT NO. 1

ROBERT A. CUSHING, JR.  
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO  
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VIVIAN ROJAS  
DISTRICT NO. 7

ANTHONY W. COBOS  
DISTRICT NO. 8

**TO:** Fred Lopez, Planner II/Zoning Coordinator  
Kimberly Forsyth, Planner II  
Jorge Rousselin, Planner II

**COPY TO:** Land Development

**FROM:** Traffic Division

**SUBJECT:** **ZONO4-00133 Railroad Drive and Angora Loop South**

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Regarding the above referenced DCC item, the Engineering Department has the following comments:

- **No apparent traffic concerns with the proposed zoning change.**

Should your office or the applicant have any questions or comments regarding these issues, please contact Margarita Molina at 541-4223.